



**RECORDING REQUESTED BY:**

Grand Canyon Title Agency, A division  
of FNTA

**AND WHEN RECORDED MAIL TO:**

Melissa Veloz  
Anita M. Horan  
1809 W. Dugan Dr.  
Queen Creek, AZ 85142

DATE/TIME: 04/26/2016 1448

FEE: \$17.00

PAGES: 5

FEE NUMBER: 2016-025525



ESCROW NO.: 47014687-047-TM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration,

**RRAC LLC, A Colorado Limited Liability Company**

("Grantor") conveys to

**Melissa Veloz, An Unmarried Woman and Anita M. Horan, An Unmarried Woman**

the following real property situated in Pinal County, Arizona:

**See Exhibit A attached hereto and made a part hereof.**

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: April 18, 2016

Grantor(s):

**SELLER:**

**RRAC LLC, A Colorado Limited Liability  
Company**

  
BY: Ronald Lanz, Manager

NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Colorado  
County of Jefferson } ss:

The foregoing document was acknowledged before me this 22 day of April 2016

by Ronald Lantz  
the Manager of RRAC LLC  
a Colorado LLC on behalf of the LLC

(Seal)

[Signature]  
Notary Public

My commission expires: 09/12/2019

JONATHAN CAMPBELL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20114050919  
MY COMMISSION EXPIRES SEPTEMBER 12, 2019

Escrow No.: 47014687-047-TM

**EXHIBIT "A"**  
**Legal Description**

LOT 47, OF PARCEL 13 AT CIRCLE CROSS RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 200 AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2006-064959 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM, ALL COAL, OIL, GAS, AND OTHER MINERAL DEPOSITS, AS RESERVED IN THE PATENT TO SAID LAND.

Official Seal

ESCROW NO.: 47014687 047 TM

ACCEPTANCE OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"

Melissa-Veloz, An Unmarried Woman and Anita M. Horan, An Unmarried Woman, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance dated April 18, 2016 , and executed by RRAC LLC, A Colorado Limited Liability Company as Grantors, to Melissa Veloz, An Unmarried Woman and Anita M. Horan, An Unmarried Woman as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

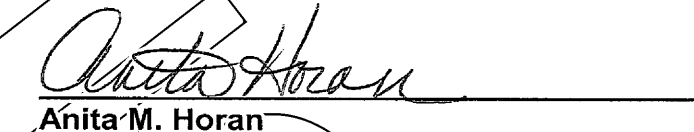
to the Grantees named in the deed, not as tenants in common, nor as community property, nor as community property with right of survivorship, but as joint tenancy with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as a joint tenancy with right of survivorship and to acquire any interest we may have in the real property under the terms of the deed as joint tenancy with right of survivorship.

Dated: April 18, 2016

GRANTEES:

  
Melissa Veloz

  
Anita M. Horan

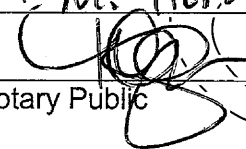
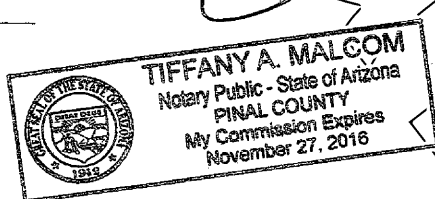
NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP DEED

State of AZ  
County of Maricopa } ss:

The foregoing document was acknowledged before me this 26 day of April, 2016  
by Melissa Veloz and Anita M. Horan.

(Seal)

My commission expires: 11/27/16

  
Notary Public  


Escrow No.: 47014687-047-TM

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Circle Cross Ranch

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-81-155  
 BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?  
 Check one: Yes  No

How many parcels, other than the Primary Parcel, are included in this sale?

Please list the additional parcels below (attach list if necessary):

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

RRAC LLC, A Colorado Limited Liability Company  
9737 Elkhorn Street  
Littleton, CO 80127

3. (a) BUYER'S NAME AND ADDRESS:

Melissa Veloz  
3555 E. Magnus Dr.  
San Tan Valley, AZ 85140

(b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1809 W. Dugan Drive  
Queen Creek, AZ 85142

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Melissa Veloz  
1809 W. Dugan Dr.  
Queen Creek, AZ 85142

(b) Next tax payment due 10/01/2016

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a.  Vacant Land
- b.  Single Family Residence
- c.  Condo or Townhouse
- d.  2-4 Plex
- e.  Apartment Building
- f.  Commercial or Industrial Use
- g.  Agricultural
- h.  Mobile or Manufactured Home  
 Affixed  Not Affixed
- i.  Other Use; Specify:

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a.  To be used as a primary residence.
- b.  To be rented to someone other than a "qualified family member."
- c.  To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units:  
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent \_\_\_\_\_  
 State of Colorado County of Jefferson  
 Subscribed and sworn to before me on this 22 day of April 2016  
 Notary Public [Signature]  
 Notary Expiration Date 09/12/2019

Signature of Buyer / Agent \_\_\_\_\_  
 State of AZ County of Maricopa  
 Subscribed and sworn to before me on this 25 day of April 2016  
 Notary Public [Signature]  
 Notary Expiration Date 11/27/16

**JONATHAN CAMPBELL**  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20114050919  
 MY COMMISSION EXPIRES SEPTEMBER 12, 2019

**TIFFANY A. MALCOM**  
 Notary Public - State of Arizona  
 PINAL COUNTY  
 SEP 10 2015  
 November 27, 2016

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 04/26/2016 1448

FEE NUMBER: 2016-025525

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a.  Warranty Deed
- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Agreement
- e.  Quit Claim Deed
- f.  Other:

10. SALE PRICE: \$ 169,000.00

11. DATE OF SALE (Numeric Digits): 03/2016  
 Month / Year

12. DOWN PAYMENT \$ 48,500.00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price)
- b.  Barter or trade
- c.  Assumption of existing loan(s)
- d.  Seller Loan (Carryback)
- e.  New loan(s) from financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA
- f.  Other financing; Specify:

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes  No
- (b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes  No
- If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Buyer and Seller herein

Phone: 480-831-6066

18. LEGAL DESCRIPTION (attach copy if necessary):

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

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Notarized